



## **2012 CODE CHANGE UPDATE**

### **THE MOST SIGNIFICANT CHANGES FROM THE 2009 TO THE 2012 RESIDENTIAL CODE:**

- One story, detached utility structures not exceeding 256 sq/ft no longer require a permit or permanent foundation.
- Tempered safety glass is no longer required at the top of stairways.
- Tempered glass is now required at landings and within 5' of the bottom of stairways, when within 3' of the floor.
- Window wells must now have drains, which are permitted to be fed into the foundation drain tile system.
- Minimum 2'-10" (34") doors or cased openings are now required to access the kitchen and living spaces, and at least 1 bedroom and full bathroom, when all are located on the same floor level as the main entry.
- Approved wireless smoke detectors are no longer required to be physically interconnected.
- Household low voltage carbon monoxide detector systems are now permitted.
- Composite deck material must now be labeled with their respective spans and per ASTM D 7032.
- Southern pine spans have been significantly reduced for all structural elements.
- Deck joists, beams and girders now have reduced spans for wet service use and by being southern pine.
- A vapor barrier is no longer required for any garage slab, whether attached to the home, or not.
- Adhered masonry (stone) veneer now requires two layers of a water resistive barrier. Flashing, weep screeds and sealing at grade, roofs, windows and doors required in accordance with the manufacturer's instructions and code.
- Foyers not part of a hallway, and over 60 sq/ft, must now have outlets provided for all wall spaces 3' or greater.
- Tamper resistant receptacles are no longer required when over 5' 6" above the floor, and for dedicated appliances.
- LED closet lights must now maintain the same 12" clearance to shelves as incandescent lighting fixtures.
- A ground rod is now required in addition to the Ufer ground, or a second rod when no Ufer ground is provided.
- Plastic plumbing piping systems are no longer permitted to be tested by using air pressure.
- Exterior wall insulation must now be a minimum of R-15, unless insulated sheathing is provided.
- Walls behind fireplaces are now required to be provided with an air barrier, such as behind tubs and showers.
- The air barrier behind tubs, showers and fireplaces must now be permeable and may not be plastic.
- All attic access doors, scuttles and pull-downs must be properly insulated and weather-stripped.
- Framed corners, tees and headers must now be completely filled with a minimum of R-3 insulation.
- All components of the HVAC system must be sealed and verified through a visual inspection.
- HVAC equipment must be sized in accordance with ACCA Manual S, as calculated by Manual J, or equivalent.
- Hot water piping must now be insulated with a minimum of R-3 when larger than 3/4", outside of the conditioned space, located in supply or returns, underground and between a water heater and a distribution manifold.
- Swimming pool design features must now comply with the new Swimming Pool and Spa code.
- Swimming pool pumps, equipment or permanent structures of any kind are no longer permitted in a 36" clear zone on the exterior side of the pool fence.
- Swimming pool fences must now be a minimum of 20" from the water's edge.
- Windows within 48" of grade, opening into a pool area, must now be provided with alarms such as with doors.
- All in-ground, above-ground swimming pools and spas must now have the water and all metal components and materials within 5', which includes doors and windows, bonded to a #8 copper bonding conductor.
- Above ground swimming pools must now have all metal parts and water connected to a #8 perimeter bonding conductor, which must be buried 4"-6" deep around the perimeter of the pool.

**THIS ONLY INCLUDES THE MOST NOTABLE CHANGES TO RESIDENTIAL CONSTRUCTION**

**THE 2012 CODE BECOMES FULLY EFFECTIVE ON JULY 14, 2015**

**Contact the Bedford County Division of Building Inspection for further information at:  
(540) 586-7616**